

## LINCOLN CITY/LANCASTER COUNTY PLANNING STAFF REPORT

---

This is a combined staff report for related items. This report contains a single background and analysis section for both items.

**P.A.S.:** Change of Zone #3375 **DATE:** September 4, 2002  
Use Permit #146 - West Gate Bank

**PROPOSAL:** Change of Zone: To change the zoning from R-1 and AGR to O-3  
Use Permit: To develop 60,000 square feet of office and financial floor area.

**WAIVER REQUESTS:** -Exceed the 45' height limit of the O-3 district.  
-Not provide street trees along Highway 2.

**LAND AREA:** 6.42 acres, more or less

**CONCLUSION:** The information needed to assess the impact of these applications upon the transportation system in this area has not been provided. Additionally, there is an unresolved issue with the proposed administrative final plat and associated street vacation concerning the provision of a required turnaround that may impact the layout of this site. Action on this change of zone and use permit should be deferred until the necessary information has been provided and outstanding issues have been resolved.

<b>RECOMMENDATION:</b>	<b>Change of Zone:</b> Deferral <b>Use Permit:</b> Deferral Waiver to Height Limit: Deferral Waiver to Street Trees: Deferral
------------------------	--

### **GENERAL INFORMATION:**

**LEGAL DESCRIPTION:** See attached legal description.

**LOCATION:** Northeast of the intersection of Old Cheney Road and Highway 2.

### **APPLICANT/**

**OWNER:** Carl Sjulín  
C/o West Gate Bank  
1204 West O Street  
Lincoln, NE 68508 (402) 434-3456

**CONTACT:** Steve Miller  
Olsson Associates  
1111 Lincoln Mall  
Lincoln, NE 68508 (402) 474-6311

**EXISTING ZONING:** R-1 and AGR      **PROPOSED ZONING:** O-3 Office Park District

**EXISTING LAND USE:** Vacant

**SURROUNDING LAND USE AND ZONING:**

North: B-5, O-3      Office, Commercial  
South:      H-4, AGR      Office, Commercial, Vacant  
East:      R-1, AGR      Single-family Residential  
West:      H-4      Commercial

**COMPREHENSIVE PLAN SPECIFICATIONS:**

- Page F18 - Guiding Principles for the Urban Environment - Overall Form
  - Maximize the community's present infrastructure investment by planning for residential and commercial development in areas with available capacity. This can be accomplished in many ways including encouraging appropriate new development on unused land in older neighborhoods and encouraging a greater amount of commercial space per acre and more dwelling units per acre in new neighborhoods.
  - Preservation and renewal of historic buildings, districts and landscapes is encouraged. Development and redevelopment should respect historical patterns, precedents, and boundaries in towns, cities, and existing neighborhoods.
- Page F24 - Future Land Use Map
  - This land is designated as Commercial in the Land Use Plan.
- Page F37 - Commercial and Industrial Development Strategy
  - The commercial and industrial development strategy presented below seeks to fulfill two notable objectives: (1) the approach is designed to provide flexibility to the marketplace in siting future commercial and industrial locations; while at the same time (2) offering neighborhoods, present and future home owners, other businesses, and infrastructure providers a level of predictability as to where such employment concentrations might be located. Balancing these two objectives in a meaningful way will require diligence, mutual understanding, and an ongoing planning dialogue.

- Page F38 - General Principles for all Commercial and Industrial Uses
  - Commercial and industrial districts in Lancaster County shall be located: within the City of Lincoln or incorporated villages ;outside of saline wetlands, signature habitat areas, native prairie and floodplain areas (except areas of existing commercial and industrial zoning); where urban services and infrastructure are available or planned for in the near term; in sites supported by adequate road capacity - commercial development should be linked to the implementation of the transportation plan; in areas compatible with existing or planned residential uses; in areas accessible by various modes of transportation (i.e. automobile, transit, and pedestrian; so that they enhance entryways or public corridors when developing adjacent to these corridors; in a manner that supports the creation and maintenance of green space as indicated in the environmental resources section of this plan.

**ASSOCIATED APPLICATIONS:** FP#02053 - This administrative plat is currently being reviewed by staff. It creates one lot to accommodate the proposed office/financial building. During the review it was noted that the plat must be revised to include a turnaround for Wagon Lane as required by the proposed street vacation listed below. The turnaround has not yet been provided.

SAV#01024 - This request was approved by the Planning Commission on **January 23, 2002**, but has not been forwarded to the City Council. It seeks to vacate the western portion of Wagon Lane to accommodate FP#02053, however as a condition of approval the Planning Commission required that a turnaround be provided before the application is forwarded to the City Council.

**UTILITIES:** All are available to the site.

**TOPOGRAPHY:** The site slopes down from east to west.

**TRAFFIC ANALYSIS:** Highway 2 is classified as a major arterial; Old Cheney Road is classified as a minor arterial.

**PUBLIC SERVICE:** City of Lincoln Fire and Police

**ENVIRONMENTAL CONCERNS:** Removal of existing trees on the site.

**ANALYSIS:**

1. The request to change the zoning from R-1 and AGR to O-3 is consistent with the 2025 Comprehensive Plan, which designates commercial land use for this site.

2. A traffic study had been prepared in anticipation of commercial uses locating on this site. This study indicated a mix of land uses consisting of 4,500 square feet of floor area dedicated to a drive-through bank, and 50,000 square feet of office floor area. As noted in the Public Works and Utilities review, the use permit indicates 60,000 square feet of office floor area, but does not provide a specific breakdown of uses. The applicant has been provided a copy of this review, and informed that a breakdown of uses along with a revised traffic study based upon the proposed uses is necessary to determine whether the proposal generates similar traffic as originally anticipated.
3. In addition to the traffic study, other concerns noted by Public Works and Utilities are: the sign envelope on the east side of the driveway is a potential problem and should be eliminated; and, the drainage study needs revisions. However, until the traffic study is completed and approved by Public Works, all traffic related changes cannot be determined.
4. This site is near the Capitol View Corridor that extends along Highway 2 in this area. The use permit is seeking a waiver to the maximum allowed height of the district to allow a 46' tall building with a 95' tall clock tower, so staff evaluated the potential impact of these structures on the corridor. Staff conducted an on-site evaluation and found that the proposed site is at a considerably lower elevation than the area of concern, and is located south of the corridor. As a result, staff has no concerns related to impacts upon the Capitol View Corridor and finds that no further analysis of this topic is needed. Attached are the review comments from Ed Zimmer, Historic Preservation Planner.
5. As noted, a waiver to the height limit of the district is requested, along with a waiver to street trees along Highway 2. However, the application provides no discussion nor justification for the waivers. The rationale for the waivers should be included with this application, and could also address the concern that this proposal increases the intensity of development as it moves east and abuts residential uses, versus decreasing intensity as it moves closer to residential uses.

6. Minor changes to the site plan are required and include: sidewalks and trails must be labeled; provide a walkway through the west parking lot; add a note stating the number of parking spaces required and provided; add a note stating the waiver to the allowed height of the district and include the heights of the building and the clock tower; and show a 5' utility easement along the west property line, and a 15' utility easement along the north and south property lines as requested by L.E.S. in their review; and changes to the landscape plan to comply with the review comments from the Parks and Recreation Department.

Prepared by:

---

Brian Will, AICP  
Planner

F:\FILES\Planning\PC\CZ\3300\CZ3375.West Gate Bank.bjw.wpd

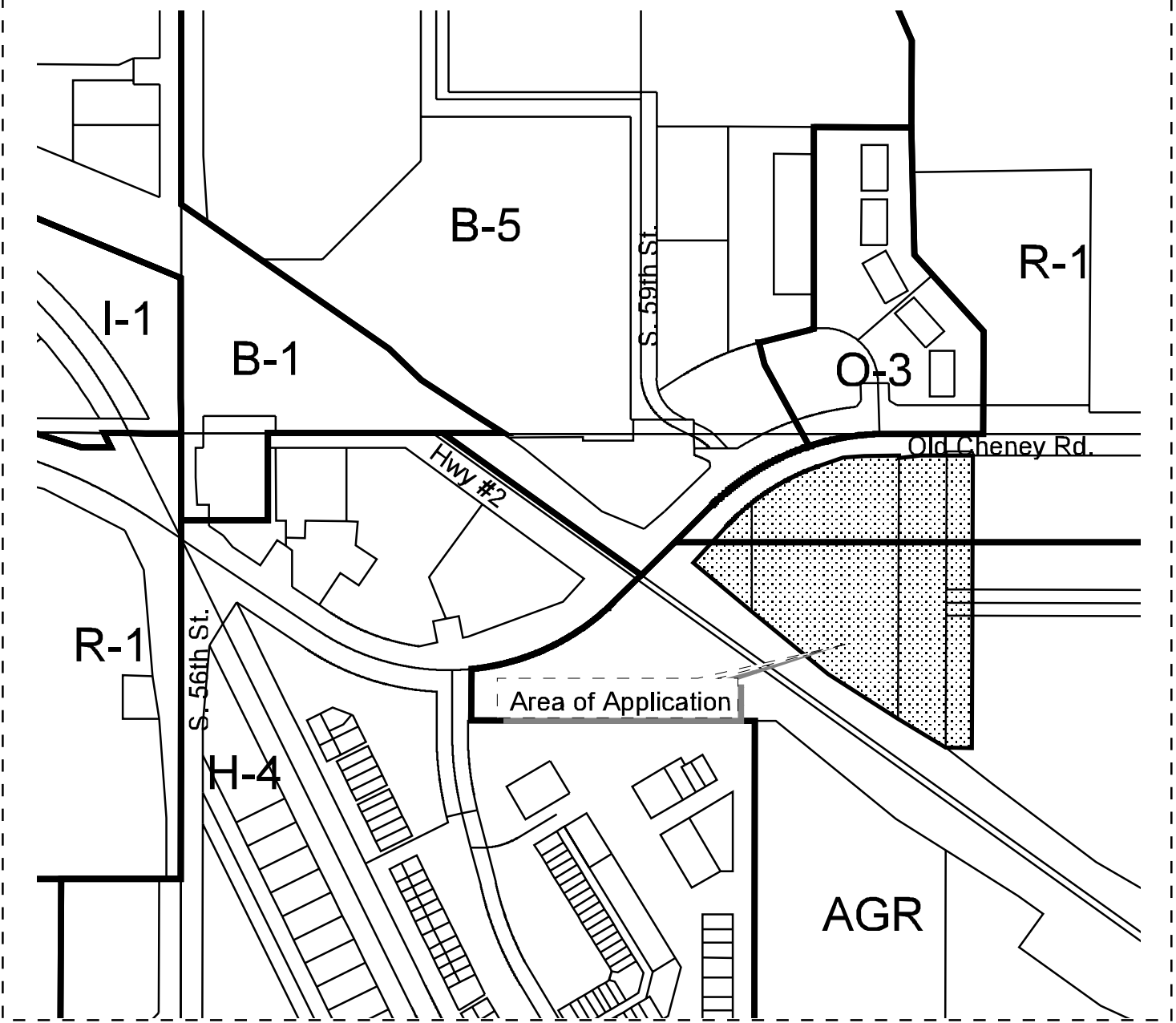


**Change of Zone #3375  
Hwy #2 & Old Cheney Rd.**



Photograph Date: 1999

Lincoln City - Lancaster County Planning Dept.

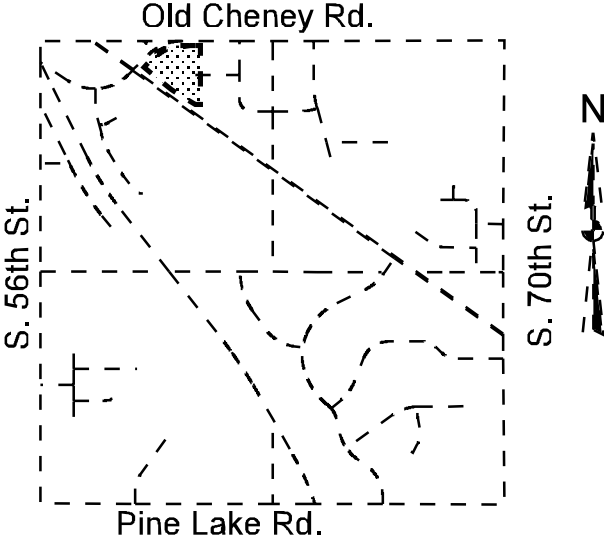
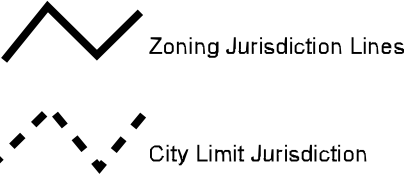


# **Change of Zone #3375 Hwy #2 & Old Cheney Rd.**

## **Zoning:**

- R-1 to R-8 Residential District
- AG Agricultural District
- AGR Agricultural Residential District
- R-C Residential Conservation District
- O-1 Office District
- O-2 Suburban Office District
- O-3 Office Park District
- R-T Residential Transition District
- B-1 Local Business District
- B-2 Planned Neighborhood Business District
- B-3 Commercial District
- B-4 Lincoln Center Business District
- B-5 Planned Regional Business District
- H-1 Interstate Commercial District
- H-2 Highway Business District
- H-3 Highway Commercial District
- H-4 General Commercial District
- I-1 Industrial District
- I-2 Industrial Park District
- I-3 Employment Center District
- P Public Use District

One Square Mile  
Sec. 16 T9N R7E

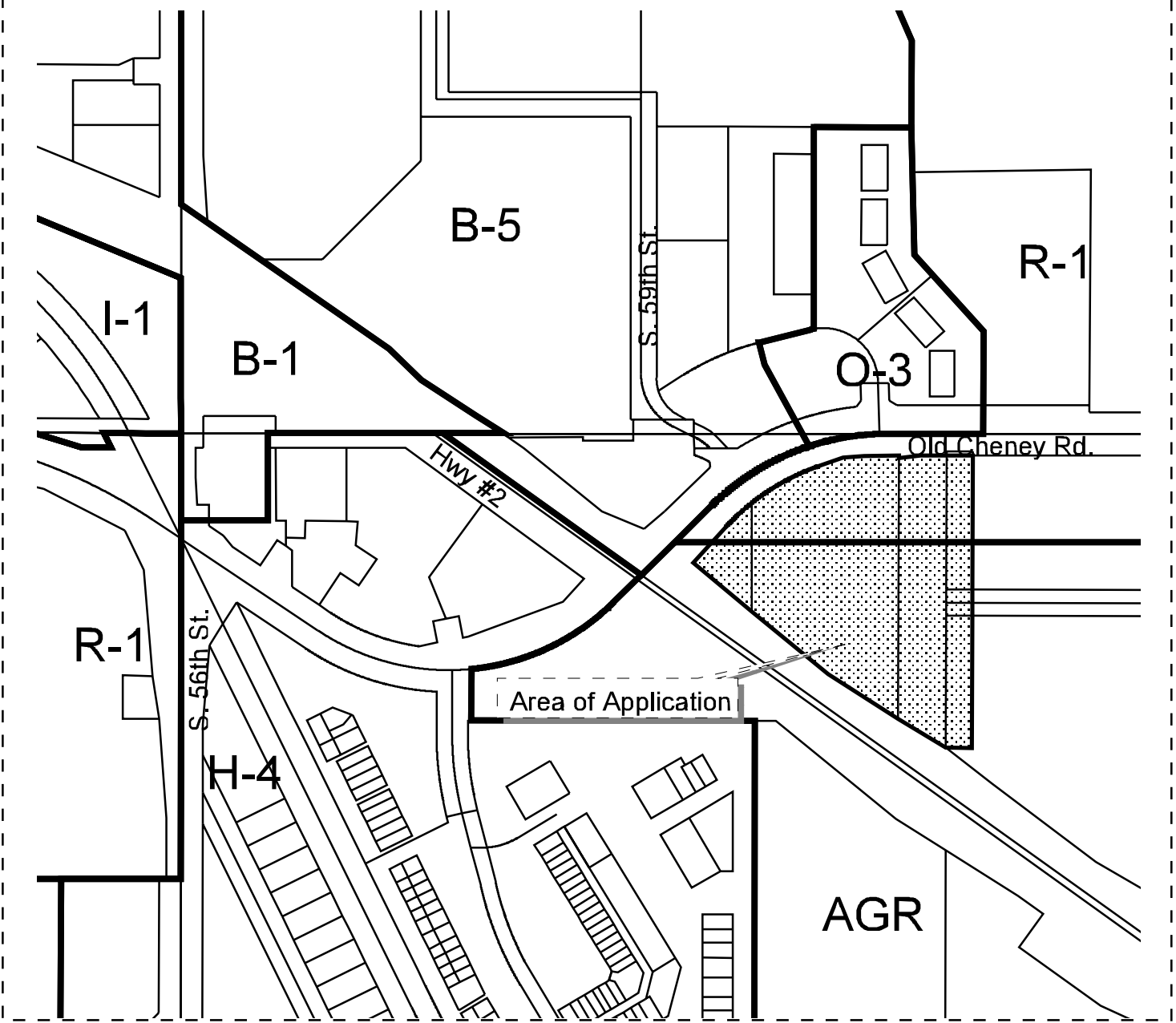




**Use Permit #146**  
**Hwy #2 & Old Cheney Rd.**



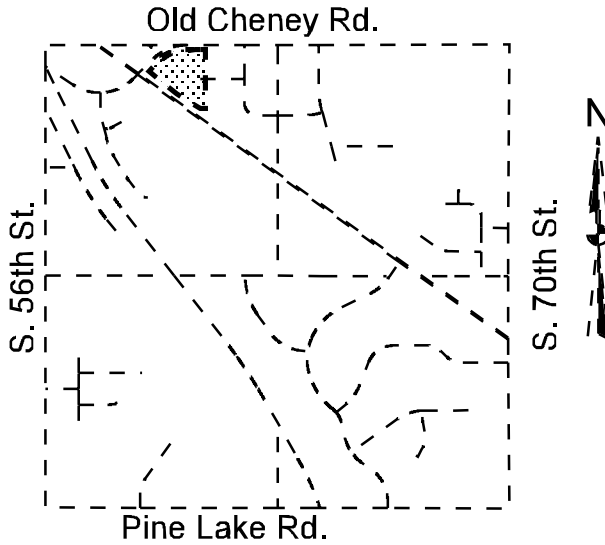
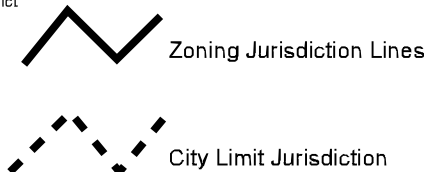




**Use Permit #146**  
**Hwy #2 & Old Cheney Rd.**

- Zoning:**
- R-1 to R-8 Residential District
  - AG Agricultural District
  - AGR Agricultural Residential District
  - R-C Residential Conservation District
  - O-1 Office District
  - O-2 Suburban Office District
  - O-3 Office Park District
  - R-T Residential Transition District
  - B-1 Local Business District
  - B-2 Planned Neighborhood Business District
  - B-3 Commercial District
  - B-4 Lincoln Center Business District
  - B-5 Planned Regional Business District
  - H-1 Interstate Commercial District
  - H-2 Highway Business District
  - H-3 Highway Commercial District
  - H-4 General Commercial District
  - I-1 Industrial District
  - I-2 Industrial Park District
  - I-3 Employment Center District
  - P Public Use District

One Square Mile  
 Sec. 16 T9N R7E





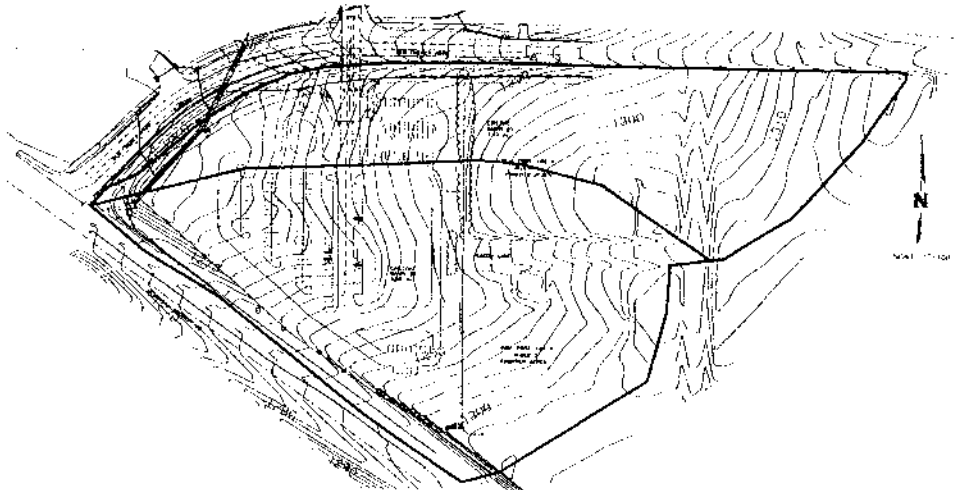
AUG 22 2002

GREENVIEW

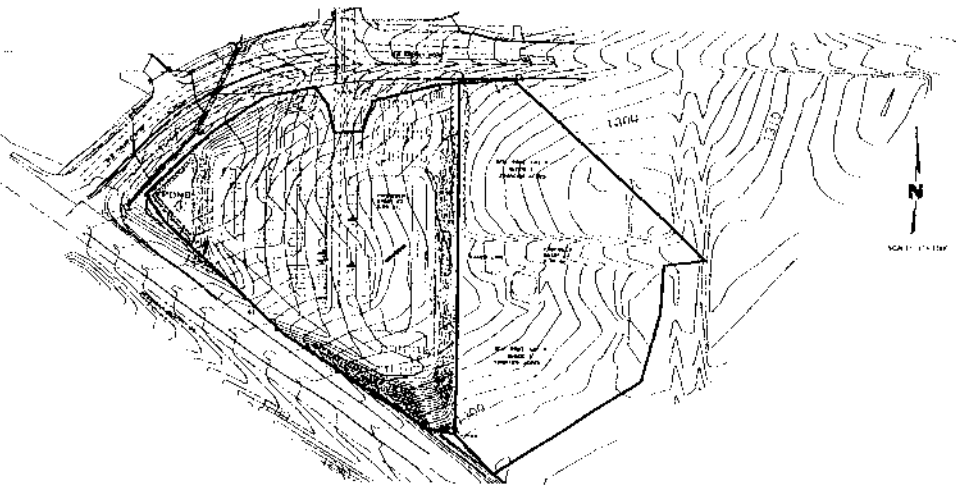
EXISTING BASIN BREAKDOWN			
NO.	AREA (ACRES)	PERCENTAGE	PERCENTAGE
1	0.15	1.1	10.5
2	0.09	0.7	6.5
3	0.01	0.1	1.0
4	0.01	0.1	1.0
5	0.01	0.1	1.0
6	0.01	0.1	1.0
7	0.01	0.1	1.0
8	0.01	0.1	1.0
9	0.01	0.1	1.0
10	0.01	0.1	1.0
11	0.01	0.1	1.0
12	0.01	0.1	1.0
13	0.01	0.1	1.0
14	0.01	0.1	1.0
15	0.01	0.1	1.0
16	0.01	0.1	1.0
17	0.01	0.1	1.0
18	0.01	0.1	1.0
19	0.01	0.1	1.0
20	0.01	0.1	1.0

DETENTION DATA, POND 1			
STORM	TIME (HOURS)	PEAK FLOW (MGD)	PEAK FLOW (MGD)
1	12.00	1.1	1.1
2	12.00	1.1	1.1
3	12.00	1.1	1.1
4	12.00	1.1	1.1
5	12.00	1.1	1.1
6	12.00	1.1	1.1
7	12.00	1.1	1.1
8	12.00	1.1	1.1
9	12.00	1.1	1.1
10	12.00	1.1	1.1
11	12.00	1.1	1.1
12	12.00	1.1	1.1
13	12.00	1.1	1.1
14	12.00	1.1	1.1
15	12.00	1.1	1.1
16	12.00	1.1	1.1
17	12.00	1.1	1.1
18	12.00	1.1	1.1
19	12.00	1.1	1.1
20	12.00	1.1	1.1

STAGE STORAGE DATA, POND 1			
STAGE (FT)	AREA (AC)	VOLUME (MG)	STORAGE (MG)
1	0.15	0.15	0.15
2	0.15	0.15	0.15
3	0.15	0.15	0.15
4	0.15	0.15	0.15
5	0.15	0.15	0.15
6	0.15	0.15	0.15
7	0.15	0.15	0.15
8	0.15	0.15	0.15
9	0.15	0.15	0.15
10	0.15	0.15	0.15
11	0.15	0.15	0.15
12	0.15	0.15	0.15
13	0.15	0.15	0.15
14	0.15	0.15	0.15
15	0.15	0.15	0.15
16	0.15	0.15	0.15
17	0.15	0.15	0.15
18	0.15	0.15	0.15
19	0.15	0.15	0.15
20	0.15	0.15	0.15



EXISTING DRAINAGE BASINS



PROPOSED DRAINAGE BASINS

CITY LAND USE  
 PLANNING DEPARTMENT  
 AUG 22 2002  
 RECEIVED

PRELIMINARY PIPE SIZING CALCULATIONS

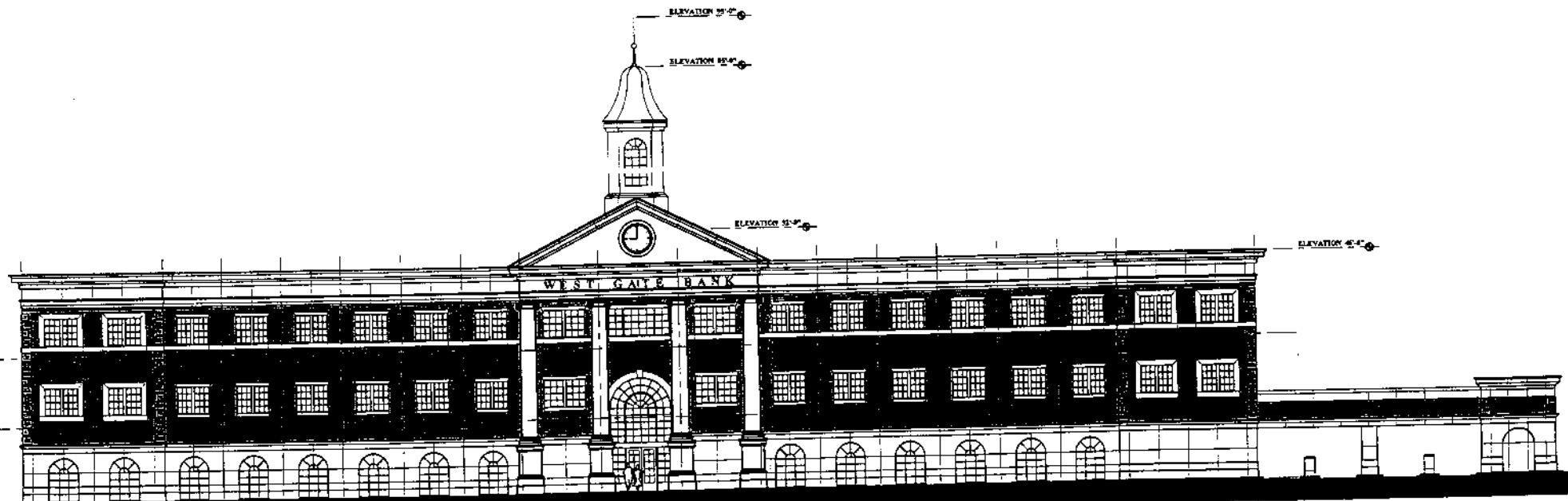
Station	Flow	Depth	Area	Velocity	Time	Volume	Flow	Depth	Area	Velocity	Time	Volume
1	1.18	0.40	1.46	1.48	0.00	0.00	1.18	0.40	1.46	1.48	0.00	0.00
2	1.26	0.40	1.54	1.48	0.19	0.19	1.26	0.40	1.54	1.48	0.19	0.19
3	1.34	0.40	1.62	1.48	0.37	0.37	1.34	0.40	1.62	1.48	0.37	0.37
4	1.42	0.40	1.70	1.48	0.55	0.55	1.42	0.40	1.70	1.48	0.55	0.55
5	1.50	0.40	1.78	1.48	0.73	0.73	1.50	0.40	1.78	1.48	0.73	0.73
6	1.58	0.40	1.86	1.48	0.91	0.91	1.58	0.40	1.86	1.48	0.91	0.91
7	1.66	0.40	1.94	1.48	1.09	1.09	1.66	0.40	1.94	1.48	1.09	1.09
8	1.74	0.40	2.02	1.48	1.27	1.27	1.74	0.40	2.02	1.48	1.27	1.27
9	1.82	0.40	2.10	1.48	1.45	1.45	1.82	0.40	2.10	1.48	1.45	1.45
10	1.90	0.40	2.18	1.48	1.63	1.63	1.90	0.40	2.18	1.48	1.63	1.63
11	1.98	0.40	2.26	1.48	1.81	1.81	1.98	0.40	2.26	1.48	1.81	1.81
12	2.06	0.40	2.34	1.48	1.99	1.99	2.06	0.40	2.34	1.48	1.99	1.99
13	2.14	0.40	2.42	1.48	2.17	2.17	2.14	0.40	2.42	1.48	2.17	2.17
14	2.22	0.40	2.50	1.48	2.35	2.35	2.22	0.40	2.50	1.48	2.35	2.35
15	2.30	0.40	2.58	1.48	2.53	2.53	2.30	0.40	2.58	1.48	2.53	2.53
16	2.38	0.40	2.66	1.48	2.71	2.71	2.38	0.40	2.66	1.48	2.71	2.71
17	2.46	0.40	2.74	1.48	2.89	2.89	2.46	0.40	2.74	1.48	2.89	2.89
18	2.54	0.40	2.82	1.48	3.07	3.07	2.54	0.40	2.82	1.48	3.07	3.07
19	2.62	0.40	2.90	1.48	3.25	3.25	2.62	0.40	2.90	1.48	3.25	3.25
20	2.70	0.40	2.98	1.48	3.43	3.43	2.70	0.40	2.98	1.48	3.43	3.43
21	2.78	0.40	3.06	1.48	3.61	3.61	2.78	0.40	3.06	1.48	3.61	3.61
22	2.86	0.40	3.14	1.48	3.79	3.79	2.86	0.40	3.14	1.48	3.79	3.79
23	2.94	0.40	3.22	1.48	3.97	3.97	2.94	0.40	3.22	1.48	3.97	3.97
24	3.02	0.40	3.30	1.48	4.15	4.15	3.02	0.40	3.30	1.48	4.15	4.15
25	3.10	0.40	3.38	1.48	4.33	4.33	3.10	0.40	3.38	1.48	4.33	4.33
26	3.18	0.40	3.46	1.48	4.51	4.51	3.18	0.40	3.46	1.48	4.51	4.51
27	3.26	0.40	3.54	1.48	4.69	4.69	3.26	0.40	3.54	1.48	4.69	4.69
28	3.34	0.40	3.62	1.48	4.87	4.87	3.34	0.40	3.62	1.48	4.87	4.87
29	3.42	0.40	3.70	1.48	5.05	5.05	3.42	0.40	3.70	1.48	5.05	5.05
30	3.50	0.40	3.78	1.48	5.23	5.23	3.50	0.40	3.78	1.48	5.23	5.23
31	3.58	0.40	3.86	1.48	5.41	5.41	3.58	0.40	3.86	1.48	5.41	5.41
32	3.66	0.40	3.94	1.48	5.59	5.59	3.66	0.40	3.94	1.48	5.59	5.59
33	3.74	0.40	4.02	1.48	5.77	5.77	3.74	0.40	4.02	1.48	5.77	5.77
34	3.82	0.40	4.10	1.48	5.95	5.95	3.82	0.40	4.10	1.48	5.95	5.95
35	3.90	0.40	4.18	1.48	6.13	6.13	3.90	0.40	4.18	1.48	6.13	6.13
36	3.98	0.40	4.26	1.48	6.31	6.31	3.98	0.40	4.26	1.48	6.31	6.31
37	4.06	0.40	4.34	1.48	6.49	6.49	4.06	0.40	4.34	1.48	6.49	6.49
38	4.14	0.40	4.42	1.48	6.67	6.67	4.14	0.40	4.42	1.48	6.67	6.67
39	4.22	0.40	4.50	1.48	6.85	6.85	4.22	0.40	4.50	1.48	6.85	6.85
40	4.30	0.40	4.58	1.48	7.03	7.03	4.30	0.40	4.58	1.48	7.03	7.03
41	4.38	0.40	4.66	1.48	7.21	7.21	4.38	0.40	4.66	1.48	7.21	7.21
42	4.46	0.40	4.74	1.48	7.39	7.39	4.46	0.40	4.74	1.48	7.39	7.39
43	4.54	0.40	4.82	1.48	7.57	7.57	4.54	0.40	4.82	1.48	7.57	7.57
44	4.62	0.40	4.90	1.48	7.75	7.75	4.62	0.40	4.90	1.48	7.75	7.75
45	4.70	0.40	4.98	1.48	7.93	7.93	4.70	0.40	4.98	1.48	7.93	7.93
46	4.78	0.40	5.06	1.48	8.11	8.11	4.78	0.40	5.06	1.48	8.11	8.11
47	4.86	0.40	5.14	1.48	8.29	8.29	4.86	0.40	5.14	1.48	8.29	8.29
48	4.94	0.40	5.22	1.48	8.47	8.47	4.94	0.40	5.22	1.48	8.47	8.47
49	5.02	0.40	5.30	1.48	8.65	8.65	5.02	0.40	5.30	1.48	8.65	8.65
50	5.10	0.40	5.38	1.48	8.83	8.83	5.10	0.40	5.38	1.48	8.83	8.83
51	5.18	0.40	5.46	1.48	9.01	9.01	5.18	0.40	5.46	1.48	9.01	9.01
52	5.26	0.40	5.54	1.48	9.19	9.19	5.26	0.40	5.54	1.48	9.19	9.19
53	5.34	0.40	5.62	1.48	9.37	9.37	5.34	0.40	5.62	1.48	9.37	9.37
54	5.42	0.40	5.70	1.48	9.55	9.55	5.42	0.40	5.70	1.48	9.55	9.55
55	5.50	0.40	5.78	1.48	9.73	9.73	5.50	0.40	5.78	1.48	9.73	9.73
56	5.58	0.40	5.86	1.48	9.91	9.91	5.58	0.40	5.86	1.48	9.91	9.91
57	5.66	0.40	5.94	1.48	10.09	10.09	5.66	0.40	5.94	1.48	10.09	10.09
58	5.74	0.40	6.02	1.48	10.27	10.27	5.74	0.40	6.02	1.48	10.27	10.27
59	5.82	0.40	6.10	1.48	10.45	10.45	5.82	0.40	6.10	1.48	10.45	10.45
60	5.90	0.40	6.18	1.48	10.63	10.63	5.90	0.40	6.18	1.48	10.63	10.63
61	5.98	0.40	6.26	1.48	10.81	10.81	5.98	0.40	6.26	1.48	10.81	10.81
62	6.06	0.40	6.34	1.48	10.99	10.99	6.06	0.40	6.34	1.48	10.99	10.99
63	6.14	0.40	6.42	1.48	11.17	11.17	6.14	0.40	6.42	1.48	11.17	11.17
64	6.22	0.40	6.50	1.48	11.35	11.35	6.22	0.40	6.50	1.48	11.35	11.35
65	6.30	0.40	6.58	1.48	11.53	11.53	6.30	0.40	6.58	1.48	11.53	11.53
66	6.38	0.40	6.66	1.48	11.71	11.71	6.38	0.40	6.66	1.48	11.71	11.71
67	6.46	0.40	6.74	1.48	11.89	11.89	6.46	0.40	6.74	1.48	11.89	11.89
68	6.54	0.40	6.82	1.48	12.07	12.07	6.54	0.40	6.82	1.48	12.07	12.07
69	6.62	0.40	6.90	1.48	12.25	12.25	6.62	0.40	6.90	1.48	12.25	12.25
70	6.70	0.40	6.98	1.48	12.43	12.43	6.70	0.40	6.98	1.48	12.43	12.43
71	6.78	0.40	7.06	1.48	12.61	12.61	6.78	0.40	7.06	1.48	12.61	12.61
72	6.86	0.40	7.14	1.48	12.79	12.79	6.86	0.40	7.14	1.48	12.79	12.79
73	6.94	0.40	7.22	1.48	12.97	12.97	6.94	0.40	7.22	1.48	12.97	12.97
74	7.02	0.40	7.30	1.48	13.15	13.15	7.02	0.40	7.30	1.48	13.15	13.15
75	7.10	0.40	7.38	1.48	13.33	13.33	7.10	0.40	7.38	1.48	13.33	13.33
76	7.18	0.40	7.46	1.48	13.51	13.51	7.18	0.40	7.46	1.48	13.51	13.51
77	7.26	0.40	7.54	1.48	13.69	13.69	7.26	0.40	7.54	1.48	13.69	13.69
78	7.34	0.40	7.62	1.48	13.87	13.87	7.34	0.40	7.62	1.48	13.87	13.87
79	7.42	0.40	7.70	1.48	14.05	14.05	7.42	0.40	7.70	1.48	14.05	14.05
80	7.50	0.40	7.78	1.48	14.23	14.23	7.50	0.40	7.78	1.48	14.23	14.23
81	7.58	0.40	7.86	1.48	14.41	14.41	7.58	0.40	7.86	1.48	14.41	14.41
82	7.66	0.40	7.94	1.48	14.59	14.59	7.66	0.40	7.94	1.48	14.59	14.59
83	7.74	0.40	8.02	1.48	14.77	14.77	7.74	0.40	8.02	1.48	14.77	14.77
84	7.82	0.40	8.10	1.48	14.95	14.95	7.82	0.40	8.10	1.48	14.95	14.95
85	7.90	0.40	8.18	1.48	15.13	15.13	7.90	0.40	8.18	1.48	15.13	15.13
86	7.98	0.40	8.26	1.48	15.31	15.31	7.98	0.40	8.26	1.48	15.31	15.31
87	8.06	0.40	8.34	1.48	15.49	15.49	8.06	0.40	8.34	1.48	15.49	15.49
88	8.14	0.40	8.42	1.48	15.67	15.67	8.14	0.40	8.42	1.48	15.67	15.67
89	8.22	0.40	8.50	1.48	15.85	15.85	8.22	0.40	8.50	1.48	15.85	15.85
90	8.30</											

[illegible]

- 4) Explain the following: a) Why is the rate of reaction of  $\text{H}_2\text{O}_2$  with  $\text{KI}$  in acidic medium faster than in basic medium? b) Why is the rate of reaction of  $\text{H}_2\text{O}_2$  with  $\text{KI}$  in acidic medium faster than in basic medium?
- 5) Explain the following: a) Why is the rate of reaction of  $\text{H}_2\text{O}_2$  with  $\text{KI}$  in acidic medium faster than in basic medium? b) Why is the rate of reaction of  $\text{H}_2\text{O}_2$  with  $\text{KI}$  in acidic medium faster than in basic medium?
- 6) Explain the following: a) Why is the rate of reaction of  $\text{H}_2\text{O}_2$  with  $\text{KI}$  in acidic medium faster than in basic medium? b) Why is the rate of reaction of  $\text{H}_2\text{O}_2$  with  $\text{KI}$  in acidic medium faster than in basic medium?
- 7) Explain the following: a) Why is the rate of reaction of  $\text{H}_2\text{O}_2$  with  $\text{KI}$  in acidic medium faster than in basic medium? b) Why is the rate of reaction of  $\text{H}_2\text{O}_2$  with  $\text{KI}$  in acidic medium faster than in basic medium?
- 8) Explain the following: a) Why is the rate of reaction of  $\text{H}_2\text{O}_2$  with  $\text{KI}$  in acidic medium faster than in basic medium? b) Why is the rate of reaction of  $\text{H}_2\text{O}_2$  with  $\text{KI}$  in acidic medium faster than in basic medium?

[illegible][illegible]

SHEET  
# OF 4



WEST GATE BANK CENTER-WEST ELEVATION

0 4 8 12 16 20 24

AUG 22 2002  
 LEBEN CITY/LANCASTER  
 PLANNING DEPARTMENT

**DAVIS**  
 08/18/02

**LEGAL DESCRIPTION  
PARCEL 1  
CHANGE OF ZONE  
FROM "R-1" TO "O-3"**

A LEGAL DESCRIPTION FOR CHANGE OF ZONE PURPOSES FOR A TRACT OF LAND COMPOSED OF A PORTION OF LOT 157 I.T., A PORTION OF LOT 130 I.T., A PORTION OF THE REMAINING PORTION OF LOT 46 I.T., AND A PORTION OF THE REMAINING PORTION OF OUTLOT "B" FRONTIER ACRES, ALL LOCATED IN THE NORTHWEST QUARTER OF SECTION 16, TOWNSHIP 9 NORTH, RANGE 7 EAST OF THE 6<sup>TH</sup> P.M., LANCASTER COUNTY, NEBRASKA, AND MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTHEAST CORNER OF THE REMAINING PORTION OF OUTLOT "B" FRONTIER ACRES, SAID POINT BEING 50.00 FEET SOUTH OF THE NORTH LINE OF SAID NORTHWEST QUARTER, SAID POINT BEING **THE TRUE POINT OF BEGINNING**, THENCE ON AN ASSUMED BEARING OF SOUTH 00 DEGREES 04 MINUTES 08 SECONDS WEST ALONG THE EAST LINE OF SAID REMAINING PORTION OF OUTLOT "B", A DISTANCE OF 100.00 FEET, THENCE SOUTH 90 DEGREES 00 MINUTES 00 SECONDS WEST ALONG A LINE LOCATED 150.00 FEET SOUTH OF AND PARALLEL WITH THE NORTH LINE OF SAID NORTHWEST QUARTER, A DISTANCE OF 505.66 FEET TO A POINT OF INTERSECTION WITH THE NORTHWEST LINE OF LOT 157 I.T., THENCE ALONG A CURVE IN A CLOCKWISE DIRECTION, HAVING A RADIUS OF 522.96 FEET, ARC LENGTH OF 137.70 FEET, DELTA ANGLE OF 15 DEGREES 05 MINUTES 11 SECONDS, A CHORD BEARING OF NORTH 61 DEGREES 30 MINUTES 34 SECONDS EAST ALONG A NORTHWEST LINE OF SAID LOT 157 I.T., AND A NORTHWEST LINE OF LOT 130 I.T., AND A CHORD LENGTH OF 137.30 FEET TO A POINT, THENCE NORTH 75 DEGREES 43 MINUTES 38 SECONDS EAST ALONG A NORTH LINE OF SAID LOT 130 I.T., A DISTANCE OF 41.11 FEET TO A POINT, THENCE NORTH 75 DEGREES 40 MINUTES 13 SECONDS EAST ALONG A NORTH LINE OF SAID LOT 130 I.T., A DISTANCE OF 35.42 FEET TO A POINT, THENCE NORTH 70 DEGREES 30 MINUTES 00 SECONDS EAST ALONG A NORTH LINE OF SAID LOT 130 I.T., A DISTANCE OF 16.05 FEET TO A POINT, THENCE NORTH 85 DEGREES 27 MINUTES 00 SECONDS EAST ALONG A NORTH LINE OF SAID LOT 130 I.T., A DISTANCE OF 45.03 FEET TO A POINT, THENCE NORTH 89 DEGREES 31 MINUTES 04 SECONDS EAST ALONG A NORTH LINE OF SAID LOT 130 I.T., A DISTANCE OF 80.36 FEET TO THE NORTHEAST CORNER OF SAID LOT 130 I.T., SAID POINT BEING THE NORTHWEST CORNER OF THE REMAINING PORTION OF LOT 46 I.T., THENCE NORTH 83 DEGREES 13 MINUTES 39 SECONDS EAST ALONG A NORTH LINE OF SAID REMAINING PORTION OF LOT 46 I.T., A DISTANCE OF 50.85 FEET TO A POINT, THENCE NORTH 90 DEGREES 00 MINUTES 00 SECONDS EAST ALONG A NORTH LINE OF SAID REMAINING PORTION OF LOT 46 I.T., AND THE NORTH LINE OF SAID OUTLOT "B", A

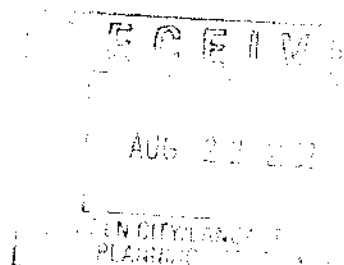
AUG 22 2002

LANCASTER CITY/LANCASTER  
PLANNING DEPARTMENT

DISTANCE OF 120.07 FEET TO THE POINT OF BEGINNING, SAID TRACT  
CONTAINS A CALCULATED AREA OF 39,776.63 SQUARE FEET OR 0.9131  
ACRES, MORE OR LESS.

July 2, 2002 (3:00PM)

F:\Projects\20010077\YPLAT\dwg\CHGR103.rtf





**LEGAL DESCRIPTION  
PARCEL 2  
CHANGE OF ZONE  
FROM "AGR" TO "O-3"**

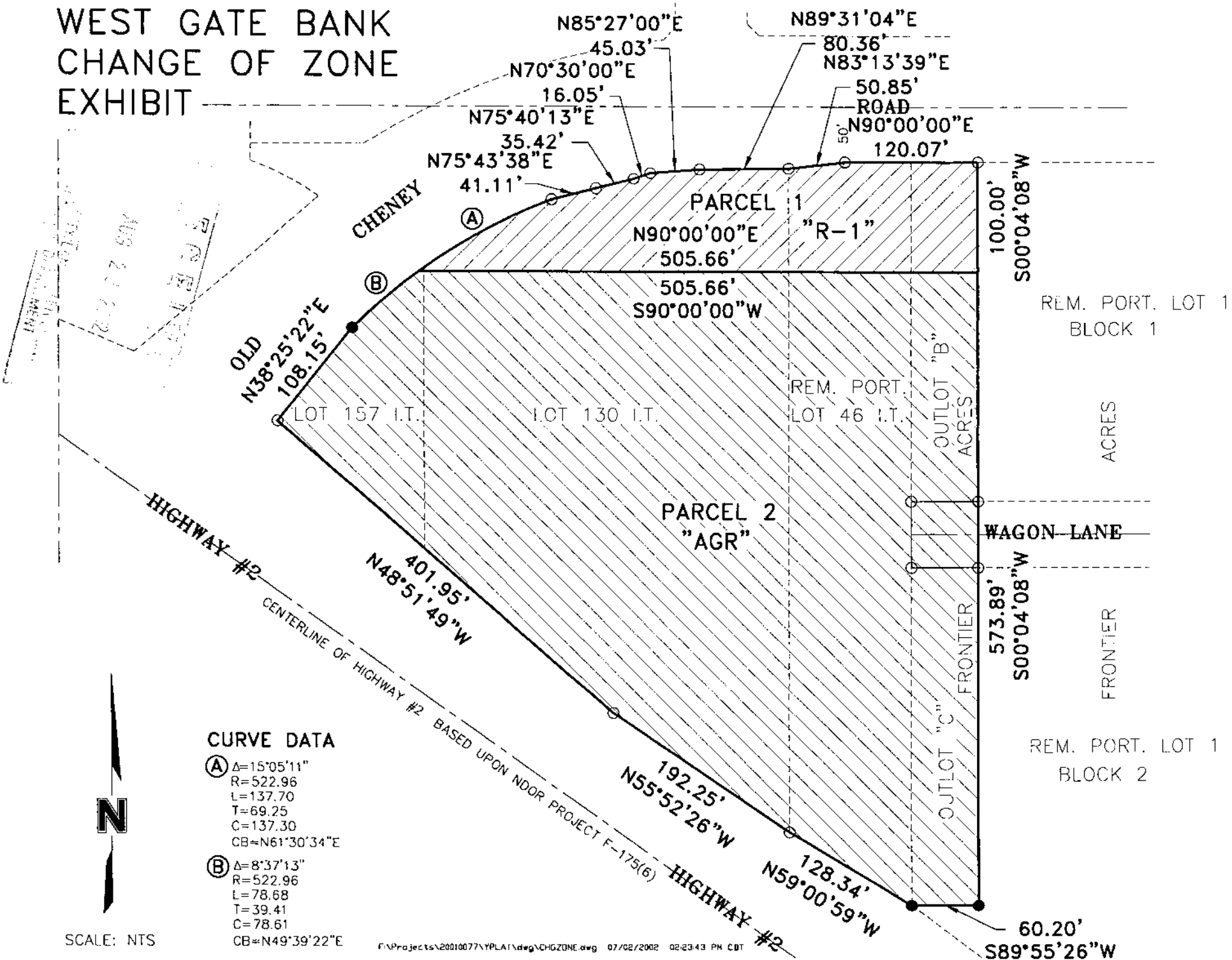
A LEGAL DESCRIPTION FOR CHANGE OF ZONE PURPOSES FOR A TRACT OF LAND COMPOSED OF A PORTION OF LOT 157 I.T., A PORTION OF LOT 130 I.T., A PORTION OF THE REMAINING PORTION OF LOT 46 I.T., A PORTION OF VACATED WAGON LANE RIGHT-OF-WAY, OUTLOT "C" FRONTIER ACRES, AND A PORTION OF THE REMAINING PORTION OF OUTLOT "B" FRONTIER ACRES, ALL LOCATED IN THE NORTHWEST QUARTER OF SECTION 16, TOWNSHIP 9 NORTH, RANGE 7 EAST OF THE 6<sup>TH</sup> P.M., LANCASTER COUNTY, NEBRASKA, AND MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING A POINT ON THE EAST LINE OF THE REMAINING PORTION OF OUTLOT "B" FRONTIER ACRES, SAID POINT BEING 150.00 FEET SOUTH OF THE NORTH LINE OF SAID NORTHWEST QUARTER, SAID POINT BEING **THE TRUE POINT OF BEGINNING**, THENCE ON AN ASSUMED BEARING OF SOUTH 00 DEGREES 04 MINUTES 08 SECONDS WEST ALONG THE EAST LINE OF SAID REMAINING PORTION OF OUTLOT "B", THE EAST LINE OF A PORTION OF VACATED WAGON LANE RIGHT-OF-WAY, AND THE EAST LINE OF OUTLOT "C" FRONTIER ACRES, DISTANCE OF 573.89 FEET TO THE SOUTHEAST CORNER OF SAID OUTLOT "C", THENCE SOUTH 89 DEGREES 55 MINUTES 26 SECONDS WEST ALONG THE SOUTH LINE OF SAID OUTLOT "C", A DISTANCE OF 60.20 FEET TO THE SOUTHWEST CORNER OF SAID OUTLOT "C", SAID POINT BEING THE SOUTHEAST CORNER OF THE REMAINING PORTION OF LOT 46 I.T., THENCE NORTH 59 DEGREES 00 MINUTES 59 SECONDS WEST ALONG A SOUTH LINE OF SAID REMAINING PORTION OF LOT 46 I.T., A DISTANCE OF 128.34 FEET TO THE SOUTHWEST CORNER OF SAID REMAINING PORTION OF LOT 46 I.T., SAID POINT BEING THE SOUTHEAST CORNER OF LOT 130 I.T., THENCE NORTH 55 DEGREES 52 MINUTES 26 SECONDS WEST ALONG A SOUTH LINE OF SAID LOT 130 I.T., A DISTANCE OF 192.25 FEET TO A POINT, THENCE NORTH 48 DEGREES 51 MINUTES 49 SECONDS WEST ALONG A SOUTH LINE OF SAID LOT 130 I.T., AND THE SOUTH LINE OF LOT 157 I.T., A DISTANCE OF 401.95 FEET TO THE WEST CORNER OF SAID LOT 157 I.T., THENCE NORTH 38 DEGREES 25 MINUTES 22 SECONDS EAST ALONG A NORTHWEST LINE OF SAID LOT 157 I.T., A DISTANCE OF 108.15 FEET TO A POINT, THENCE ALONG A CURVE IN A CLOCKWISE DIRECTION, HAVING A RADIUS OF 522.96 FEET, ARC LENGTH OF 78.68 FEET, DELTA ANGLE OF 08 DEGREES 37 MINUTES 13 SECONDS, A CHORD BEARING OF NORTH 49 DEGREES 39 MINUTES 22 SECONDS EAST ALONG A NORTHWEST LINE OF SAID LOT 157 I.T., AND A CHORD LENGTH OF 78.61 FEET TO A POINT, THENCE NORTH 90 DEGREES 00 MINUTES 00 SECONDS EAST ALONG A LINE LOCATED 150.00 FEET SOUTH OF AND PARALLEL WITH THE NORTH LINE OF SAID NORTHWEST QUARTER, A DISTANCE OF 505.66 FEET TO THE POINT OF BEGINNING, SAID TRACT CONTAINS A CALCULATED AREA OF 239,874.83 SQUARE FEET OR 5.5068 ACRES, MORE OR LESS.

157 2 2 2002

LANCASTER COUNTY  
PLANNING DEPARTMENT

# WEST GATE BANK CHANGE OF ZONE EXHIBIT



**LEGAL DESCRIPTION  
USE PERMIT**

A LEGAL DESCRIPTION FOR A TRACT OF LAND COMPOSED OF A PORTION OF WAGON LANE RIGHT-OF-WAY TO BE VACATED, OUTLOT "C" FRONTIER ACRES, THE REMAINING PORTION OF OUTLOT "B" FRONTIER ACRES, THE REMAINING PORTION OF LOT 46 I.T., AND LOTS 130 I.T., AND 157 I.T., ALL LOCATED IN THE NORTHWEST QUARTER OF SECTION 16, TOWNSHIP 9 NORTH, RANGE 7 EAST OF THE 6<sup>TH</sup> P.M., CITY OF LINCOLN, LANCASTER COUNTY, NEBRASKA, AND MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTHEAST CORNER OF THE REMAINING PORTION OF OUTLOT "B" FRONTIER ACRES, SAID POINT BEING 50.00 FEET SOUTH OF THE NORTH LINE OF SAID THE NORTHWEST QUARTER OF SECTION 16, SAID POINT BEING **THE TRUE POINT OF BEGINNING**, THENCE ON AN ASSUMED BEARING OF SOUTH 00 DEGREES 04 MINUTES 08 SECONDS WEST ALONG THE EAST LINE OF THE REMAINING PORTION OF SAID OUTLOT OUTLOT "B", THE EAST LINE OF A PORTION OF WAGON LANE RIGHT-OF-WAY TO BE VACATED, AND THE EAST LINE OF OUTLOT "C" FRONTIER ACRES, A DISTANCE OF 673.89 FEET TO THE SOUTHEAST CORNER OF SAID OUTLOT "C", THENCE SOUTH 89 DEGREES 55 MINUTES 26 SECONDS WEST ALONG THE SOUTH LINE OF SAID OUTLOT "C", A DISTANCE OF 60.20 FEET TO THE SOUTHWEST CORNER OF SAID OUTLOT "C", SAID POINT BEING THE SOUTHEAST CORNER OF THE REMAINING PORTION OF LOT 46 I.T., THENCE NORTH 59 DEGREES 00 MINUTES 59 SECONDS WEST ALONG THE SOUTH LINE OF SAID REMAINING PORTION OF LOT 46 I.T., SAID LINE BEING THE NORTH LINE OF NEBRASKA HIGHWAY NUMBER 2 RIGHT-OF-WAY, A DISTANCE OF 128.34 FEET TO THE SOUTHWEST CORNER OF SAID REMAINING PORTION OF LOT 46 I.T., SAID POINT BEING THE SOUTHEAST CORNER OF LOT 130 I.T., THENCE NORTH 55 DEGREES 52 MINUTES 26 SECONDS WEST ALONG A SOUTH LINE OF SAID LOT 130 I.T., SAID LINE BEING THE NORTH LINE OF SAID RIGHT-OF-WAY, A DISTANCE OF 192.25 FEET TO A SOUTH CORNER OF SAID LOT 130 I.T., THENCE NORTH 48 DEGREES 51 MINUTES 49 SECONDS WEST ALONG A SOUTH LINE OF SAID LOT 130 I.T., AND THE SOUTH LINE OF LOT 157 I.T., SAID LINE BEING THE NORTH LINE OF SAID RIGHT-OF-WAY, A DISTANCE OF 401.95 FEET TO THE WEST CORNER OF SAID LOT 157 I.T., THENCE NORTH 38 DEGREES 25 MINUTES 22 SECONDS EAST ALONG A NORTHWEST LINE OF SAID LOT 157 I.T., SAID LINE BEING A SOUTHEAST LINE OF OLD CHENEY ROAD RIGHT-OF-WAY, A DISTANCE OF 108.15 FEET TO A NORTHWEST CORNER OF SAID LOT 157 I.T., THENCE ALONG A CURVE IN A CLOCKWISE DIRECTION, HAVING A RADIUS OF 522.96 FEET, ARC LENGTH OF 216.38 FEET, DELTA ANGLE OF 23 DEGREES 42 MINUTES 24 SECONDS, A CHORD BEARING OF NORTH 57 DEGREES 11 MINUTES 58 SECONDS EAST ALONG A NORTHWEST LINE OF SAID LOT 157 I.T., AND

AUG 22 2022

CITY OF LANCASTER COUNTY  
PLANNING DEPARTMENT

A NORTHWEST LINE OF LOT 130 I.T., SAID LINE BEING A SOUTHEAST LINE OF SAID RIGHT-OF-WAY, AND A CHORD LENGTH OF 214.84 FEET TO A NORTH CORNER OF SAID LOT 130 I.T., THENCE NORTH 75 DEGREES 43 MINUTES 38 SECONDS EAST ALONG A NORTH LINE OF SAID LOT 130 I.T., SAID LINE BEING A SOUTH LINE OF SAID RIGHT-OF-WAY, A DISTANCE OF 41.11 FEET TO A NORTH CORNER OF SAID LOT 130 I.T., THENCE NORTH 75 DEGREES 40 MINUTES 13 SECONDS EAST ALONG A NORTH LINE OF SAID LOT 130 I.T., SAID LINE BEING A SOUTH LINE OF SAID RIGHT-OF-WAY, A DISTANCE OF 35.42 FEET TO A NORTH CORNER OF SAID LOT 130 I.T., THENCE NORTH 70 DEGREES 30 MINUTES 00 SECONDS EAST ALONG A NORTH LINE OF SAID LOT 130 I.T., SAID LINE BEING A SOUTH LINE OF SAID RIGHT-OF-WAY, A DISTANCE OF 16.05 FEET TO A NORTH CORNER OF SAID LOT 130 I.T., THENCE NORTH 85 DEGREES 27 MINUTES 00 SECONDS EAST ALONG A NORTH LINE OF SAID LOT 130 I.T., SAID LINE BEING A SOUTH LINE OF SAID RIGHT-OF-WAY, A DISTANCE OF 45.03 FEET TO A NORTH CORNER OF SAID LOT 130 I.T., THENCE NORTH 89 DEGREES 31 MINUTES 04 SECONDS EAST ALONG A NORTH LINE OF SAID LOT 130 I.T., SAID LINE BEING A SOUTH LINE OF SAID RIGHT-OF-WAY, A DISTANCE OF 80.36 FEET TO THE NORTHEAST CORNER OF SAID LOT 130 I.T., SAID POINT BEING THE NORTHWEST CORNER OF THE REMAINING PORTION OF LOT 46 I.T., THENCE NORTH 83 DEGREES 13 MINUTES 39 SECONDS EAST ALONG A NORTH LINE OF SAID REMAINING PORTION OF LOT 46 I.T., SAID LINE BEING A SOUTH LINE OF SAID RIGHT-OF-WAY, A DISTANCE OF 50.85 FEET TO A NORTH CORNER OF SAID REMAINING PORTION OF LOT 46 I.T., THENCE NORTH 90 DEGREES 00 MINUTES 00 SECONDS EAST ALONG THE NORTH LINE OF SAID REMAINING PORTION OF LOT 46 I.T., AND THE NORTH LINE OF THE REMAINING PORTION OF OUTLOT "B" FRONTIER ACRES, SAID LINE BEING THE SOUTH LINE OF SAID RIGHT-OF-WAY, SAID LINE ALSO BEING 50.00 FEET SOUTH OF AND PARALLEL WITH THE NORTH LINE OF SAID NORTHWEST QUARTER, A DISTANCE OF 120.07 FEET TO THE POINT OF BEGINNING, SAID TRACT CONTAINS A CALCULATED AREA OF 279,651.45 SQUARE FEET OR 6.42 ACRES, MORE OR LESS.

JUNE 25, 2002 (4:24PM)

F:\Projects\20010077\YPLAT\dwg\USEPERMIT.rtf

USE PERMIT

JUN 22 2002

PLANNING AND ZONING DEPARTMENT



**OLSSON ASSOCIATES**  
ENGINEERS • PLANNERS • SCIENTISTS • SURVEYORS

August 22, 2002

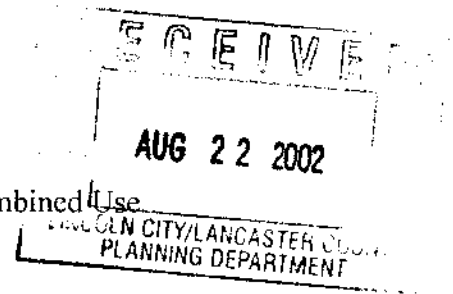
Mr. Mike DeKalb  
Interim Planning Director  
City-County Planning Department  
555 South 10<sup>th</sup> Street  
Lincoln, NE 68508

Re: West Gate Bank, Application for Change of Zone & Combined Use  
Permit/Special Permit  
OA Project No. 2002.0690

Dear Mr. DeKalb,

Enclosed please find the following documents for the above mentioned project:

1. Site Plan, Sheet 1; 21 copies
2. Existing and Proposed Drainage Basins, Sheet 2; 6 copies
3. Grading and Drainage Plan, Sheet 3; 6 copies
4. Landscape Plan, Sheet 4; 6 copies
5. Building Elevation; 21 copies
6. City of Lincoln Zoning Application; "Change of Zone" & "Combined Use Permit/Special Permit"
7. Filing fee for "Change of Zone"; \$290.00
8. Filing fee for "Combined Use Permit/Special Permit"; \$975.00
9. Certificate of Ownership
10. 8.5" x 11" Reduced Drawings of the Site Plan



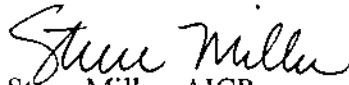
On behalf of the Owner(s), Carl J. Sjulín, David H. Sjulín, and Kathryn Sjulín Lonowski, we are requesting a "Change of Zone" from AG Agriculture District and AGR Agriculture Residential District to O-3 Office Park District and a "Combined Use Permit/Special Permit" to allow a "Bank and Office Building" with an ornamental tower on property located in the Northwest Quarter of Section 16, Township 9 North, Range 7 East of the 6<sup>th</sup> P.M., Lancaster County, Nebraska.

The following Design Waivers are being requested and appear on the enclosed information:

1. To exceed the maximum height permitted within the O-3 Office Park District (see enclosed Building Elevation).
2. To waive the street trees required along Highway 2 (see enclosed Landscape Plan).

Please contact me if you have any questions or if you need additional information.

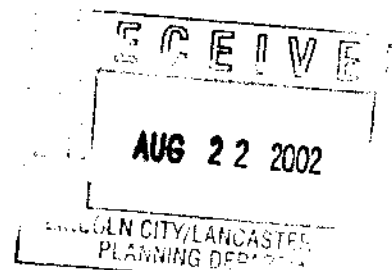
Sincerely,



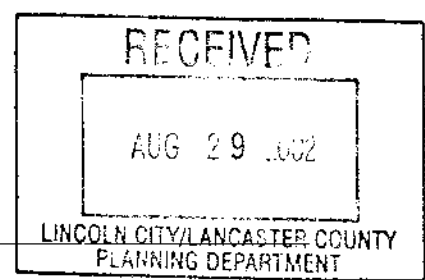
Steve Miller, AICP  
Olsson Associates

Attachments

cc: Carl Sjulín



# M e m o r a n d u m



**To:** Brian Will, Planning

**From:** Dennis Bartels, Public Works and Utilities

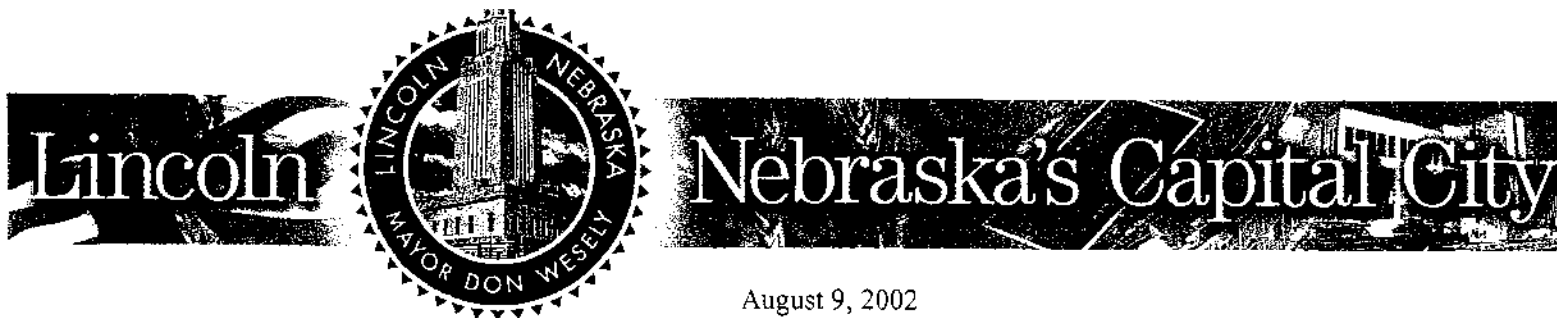
**Subject:** Westgate Bank Center, Vandervoort and Old Cheney

**Date:** August 28, 2002

**cc:** Randy Hoskins  
Nicole Fleck-Tooze  
Virendra Singh  
Jim Visger

Engineering Services has reviewed the proposed bank and office building located between Old Cheney and Highway 2 at Vandervoort Drive and has the following comments:

1. When this site was discussed in relation to commercial uses, a traffic study was prepared. This study indicated land use of a 4,500 square feet drive thru and 5,000 square feet of office. Public Works approval of the median opening and construction of the street improvements being built with the Old Cheney widening. The application is for 60,000 square feet of office and a bank with no break down of size and uses. Public Works requests a break down of the uses and a revised traffic study based upon the proposed uses to ascertain whether the proposed use generates similar traffic.
2. The proposed sign envelope on the west side of the driveway is a potential problem. A 25 foot triangle at the west side of the driveway should be eliminated from the sign envelope.
3. Water and sewer service can be provided from the existing mains in Old Cheney Road. The lot will be required to pay a connection fee at the time of application for a water connection.
4. The drainage study shows use of a 5 year design storm intensity. Design standards require a 10 year design storm. The detention calculations show the 2 year past development exceeding the pre-development flows by nearly 45%. This is contrary to design standards. Runoff coefficients are shown as 0.4. Higher coefficients should be used for drainage areas that are predominately paved or roof tops. Curve numbers for the drainage basins east of this development appear inconsistent between the existing and proposed basin calculations. Some of the drainage for storms larger than the pipe design will not flow to the detention facility.
5. The vacation and termination of Wagon Lane, as a dead-end street with no turn-around, is unsatisfactory. Providing a standard turn-around was required by Public Works as a condition of this vacation. This condition has not been addressed with this special permit or with the proposed vacation.



August 9, 2002

Lincoln City/Lancaster County  
Planning Commission  
Lincoln, Nebraska 68508

RE: Vacating the West 60.15 Feet of Wagon Lane from the South Line of Outlot B to the North Line of Outlot C in Frontier Acres.

Dear Ladies and Gentlemen:

The Department of Public Works and Utilities has received sufficient and proper petitions from Carl Sjulín, David Sjulín, and Kathryn Sjulín Lonowski, owners of Lot 46 Irregular Tract located in the northwest quarter of Section 16, Township 9 North, Range 7 East, Lancaster County, Nebraska, and Outlots B and C Frontier Acres, to vacate the above described public right-of-way. Petitioner is requesting this vacation in order to develop the adjacent lots

There are no existing utilities in this area. Potential easements would be requested at time of redevelopment of adjoining lots.

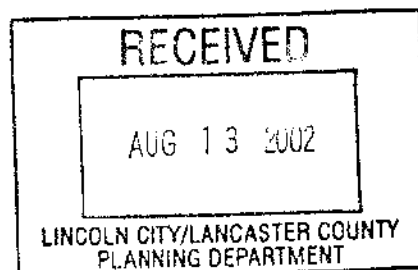
The City of Lincoln Land Subdivision ordinance requires that dead-end streets be terminated with a cul-de-sac. The original intent of the platted street was to extend it west into the adjoining property. The proposed land use may not make this extension desirable. The vacation will require a subdivision to provide access to the outlot south of Wagon Lane. The re-platting needs to provide a permanent cul-de-sac termination in accordance with subdivision requirements. Approval of this vacation should not take place until that time the petitioner has submitted a plat to create the required turnaround. This vacation contains an area of 3,609 square feet, more or less.

Sincerely,



Byron Blum  
Engineering Services

cc: Mayor Wesely  
Allan Abbott  
Marvin Krout  
Marc Wullschleger  
Roger Figard  
Nicole Fleck-Tooze  
Joan Ross  
Clint Thomas  
Dana Roper



Wagon Ln Vac Ltr 10dm.wpd





"PAMELA WILL"  
<bjwill59@msn.com  
>

To: BWill@ci.lincoln.ne.us  
cc:  
Subject: Fwd: West Gate Bank

09/08/2002 05:45 PM

>From: EZimmer@ci.lincoln.ne.us  
>To: bjwill59@msn.com  
>Subject: West Gate Bank  
>Date: Fri, 6 Sep 2002 09:58:53 -0500  
>

>Brian,

>

>I asked Cindy to map the Capitol View Corridor in the vicinity of the West  
>Gate Bank application at Highway 2 and Old Cheney Road, which showed the  
>significant vistas somewhat north of the site. On that basis I  
>field-checked the views, which occur southeast of the site, especially for  
>"in-bound" traffic on Highway 2 for about a half mile east and west of  
>84th. The subject property is considerably lower and well south of the  
>area I am concerned about as a major Capitol View Corridor, so in my  
>opinion no further analysis of this topic will be needed to give them a  
>"clean bill of health" on Environs matters.

>

>Ed

---

Join the world's largest e-mail service with MSN Hotmail.  
<http://www.hotmail.com>

# Memo



**To:** Brian Will, Planning Department

**From:** Mark Canney, Parks & Recreation

**Date:** September 9, 2002

**Re:** West Gate Bank Use Permit 146 CZ3375

---

Staff members of the Lincoln Parks and Recreation Department have conducted a plan review of the above-referenced application/proposal and have compiled the following comments:

1. Please provide street trees along Highway 2.
2. Parking lot screen needs to be provided between parking lot and Highway 2.
3. Street trees need to be extended all the way to the intersection.
4. Spacing of street trees should be at 50' – 55' between trees.

If you have any additional questions, comments or concerns, please feel free to contact me at 441-8248. Thank you.

**LINCOLN-LANCASTER COUNTY HEALTH DEPARTMENT  
INTER-OFFICE COMMUNICATION**

**TO:** Brian Will

**DATE:** September 3, 2002

**DEPARTMENT:** Planning

**FROM:** Chris Schroeder  
Jerry Hood

**ATTENTION:**

**DEPARTMENT:** Health

**CARBONS TO:** Bruce Dart, Director  
EH File  
EH Administration

**SUBJECT:** West Gate Bank  
CZ #3375, UP #146

The Lincoln-Lancaster County Health Department (LLCHD) has reviewed the proposed West Gate Bank with the following noted:

- Sewage disposal is proposed to be the City of Lincoln municipal collection system.
- Water supply is proposed to be the City of Lincoln municipal water system.
- All wind and water erosion must be controlled during construction. The Lower Platte South Natural Resources District should be contacted for guidance in this matter.
- During the construction process, the land owner(s) will be responsible for controlling off-site dust emissions in accordance with Lincoln-Lancaster County Air Pollution Regulations and Standards Article 2 Section 32. Dust control measures shall include, but not limited to application of water to roads, driveways, parking lots on site, site frontage and any adjacent business or residential frontage. Planting and maintenance of ground cover will also be incorporated as necessary.
- Provisions should be made for retaining as much tree mass as possible. Alternately, the applicant will need to plan for disposal of tree waste by burying on site, grinding, offering for firewood or hauling to the landfill. Permits for open burning of tree waste within the city limits will not be approved and applications for burning within the 3-mile zone are unlikely to be approved.

Lincoln's Anticipated Year 2015  
Service Limit

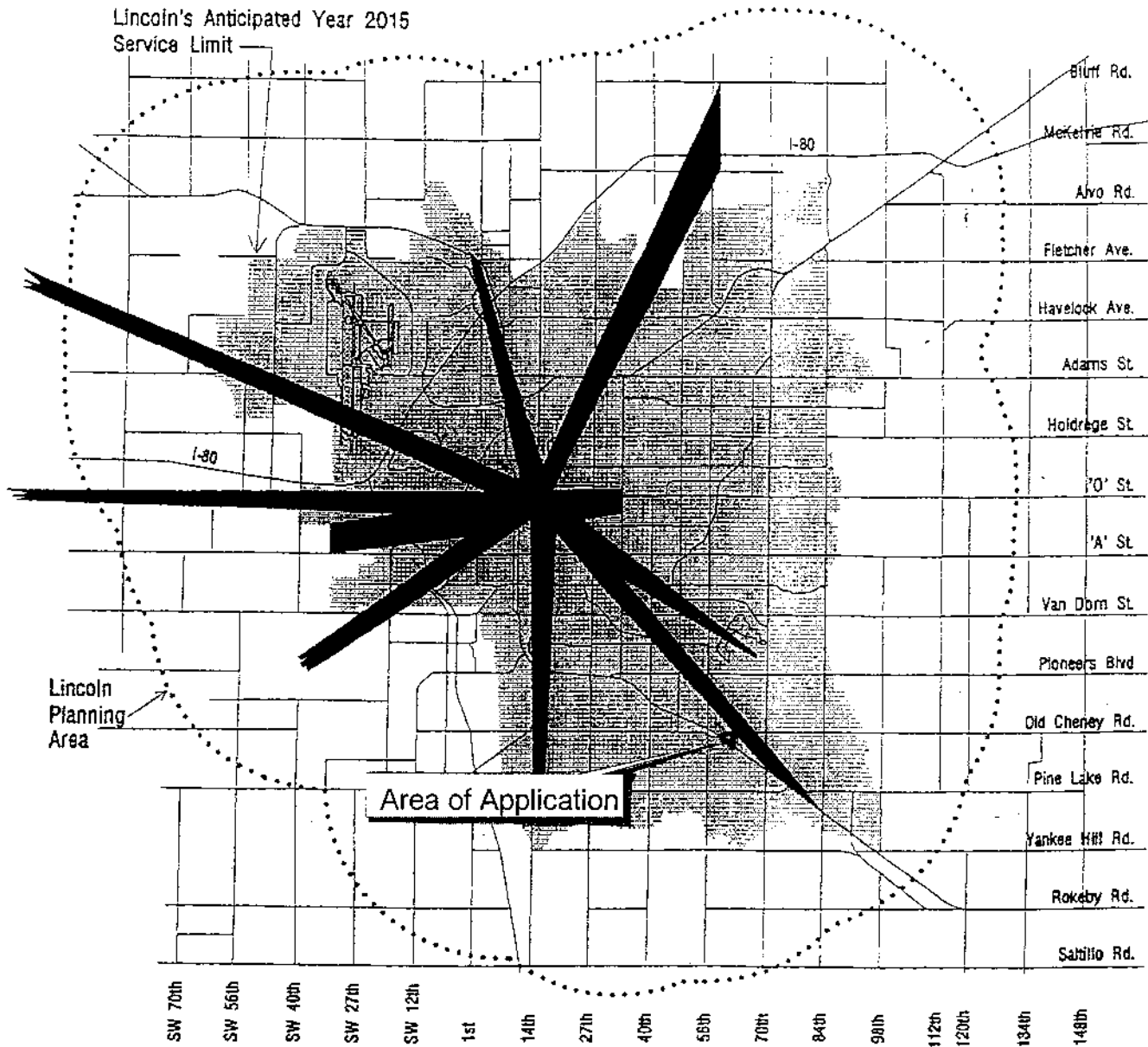


Figure 62

*Capitol View Corridors:  
City Perspective*



Miles  
0 1 2 3

**Lincoln City/Lancaster County  
Comprehensive Plan**



Capitol View Corridor